

ROW005A

46107036.WA
Mary Lula Dean Fisher

01-27-99 yh

BK0379PG0588

STATE MS.-DESOTO CO.
FILED

036-0-00-W

Do not record above this line

SEP 19 11 00 AM '00

WARRANTY DEED

BK 379 PG 588
W.E. BENTLEY, CLK.

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of THIRTY SEVENTHousand Two
Hundred and Fifty Dollars — \times /100 Dollars (\$37,250⁰⁰)
the receipt and sufficiency of which is hereby acknowledged, I/or we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

Indexing Instructions: NW 1/4 and the SW 1/4,
Section 3, Township 3 South,
Range 9 West, Desoto County,
Mississippi.

Begin at a point that is 19.812 meters (65.0 feet) Easterly
of and perpendicular to the centerline of survey of present
Highway 301 as shown on the right-of-way Appraisal Map for
Federal Aid Project No. 46-0030-01-007-10 (102184/001000)
at Station 175+00; from said point of beginning run thence
South 01° 33' West, a distance of 121.92 meters (400.0
feet); thence South 08° 23' East, a distance of 48.219
meters (158.2 feet) to the South line of grantors property;
thence run West along said South property line, a distance
of 83.637 meters (274.4 feet) to the West line of grantors
property; thence run North along said West property line, a
distance of 283.037 meters (928.6 feet) to the present
Western right-of-way line of said highway; thence run along
the present Western right-of-way line of said highway as
follows: Northeasterly along the circumference of a circle
to the left having a radius of 567.019 meters (1,860.3
feet), an arc distance of 129.144 meters (423.7 feet) said
arc having a chord bearing of North 10° 43' East for a
distance of 128.869 meters (422 feet); thence run North 16°

ORIGINAL

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56' East, a distance of 52.974 meters (173.8 feet); thence North 02° 58' East, a distance of 45.750 meters (150.1 feet); thence North 12° 35' East, a distance of 31.821 meters (104.4 feet) to the Northerly line of grantors property; thence run South 88° 34' East, along said Northerly property line, a distance of 45.72 meters (150.0 feet); thence South 01° 33' West, a distance of 153.253 meters (502.8 feet); thence South 43° 27' East, a distance of 21.549 meters (70.7 feet); thence South 01° 33' West, a distance of 30.48 meters (100.0 feet); thence South 46° 33' West, a distance of 21.549 meters (70.7 feet); thence South 01° 33' West, a distance of 91.44 meters (300.0 feet); thence South 05° 50' West, a distance of 61.143 meters (200.6 feet) to the point of beginning, containing 4.071 hectares (10.06 acres), more or less and being situated in and a part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 3, Township 3 South, Range 9 West, Desoto County, Mississippi, and

The grantor herein further warrants that the above described property is no part of his/or her homestead. *R. B. F. M*

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes assessed against the above described property for the current year.

R. B. F. M

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signature s the 1st Day of September, A.D.,
~~XXX~~ 2000.

Bessie Lora Fisher Executive
of the Estate of Mary Lula Dean Fisher

Bessie Lora Fisher *Fisher*

Grantee, Prepared by and return to:

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone Number: (601) 359-7559

Acct. No. 46-0030-01-007-10

(102184/001000)

Grantor Address:

595 Nineteenth Street

Beaumont, Texas 77706

Phone Number: 409-832-4466

Business No. *Same*

After Recording, Return To:

Holcomb Dunbar, P.A.

P.O. Box 190

Southaven, MS 38671

601.349.0664

File No. 999-064 Initials VDH

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In the case of natural persons acting in their own right:

STATE OF MISSISSIPPICOUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, ~~XXX~~ 2000 within my jurisdiction, the within named _____

Bessie Leona Fisher Chisum

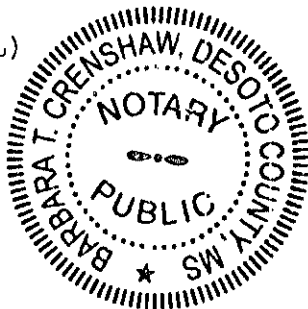
who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Barbara T. Crenshaw (NOTARY PUBLIC)

My commission expires:

11/28/2000

(SEAL)



Mary Lula Dean Fisher

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In the case of persons acting in representative capacities:

STATE OF MISSISSIPPICOUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, ~~19~~ 2000 within my jurisdiction, the within named Bessie Fisher Chisum
Leona

who acknowledged that (he) (she) is Executrix of
the Estate of Mary Lula Dean Fisher

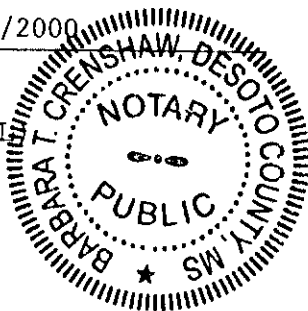
and that in said representative capacity (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Barbara T Crenshaw (NOTARY PUBLIC)

My commission expires:

11/28/2000

(SEAL)



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46-0030-01-001-10
Desoto County -
Parcel 35-000-01, B6-000-01
069-000-01

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

IN RE:

MARY LULA DEAN FISHER, DECEASED

CAUSE NO. 98-10-1389

ORDER APPROVING SALE OF REAL ESTATE

THIS CAUSE CAME on this day to be heard upon the sworn *Petition for Approval of Sale of Real Estate* filed herein by BESSIE FISHER CHISUM, the duly qualified and acting Executrix of the Estate of Mary Lula Dean Fisher being administered in this cause, and the Court having been fully advised in the premises, finds as follows, to-wit:

1. That Petitioner herein has negotiated agreements with the Mississippi Transportation Commission for the sale of three parcels of real estate owned by the decedent for the total sum of \$96,750.00.
2. That a true and exact copy of the Warranty Deeds which have been executed by Petitioner herein in her capacity as Executrix and individually are attached to the Petition on file in this cause.
3. That Bessie Fisher Chisum is the sole beneficiary under the Last Will and Testament of the decedent.
4. That the estate of the decedent has been fully administered and all Federal and State Estate Taxes have been paid and that Petitioner is awaiting the Estate Tax Closing Letter from the Internal Revenue Service and the State of Mississippi, necessary to close the estate.

FILED

AUG 31 2000

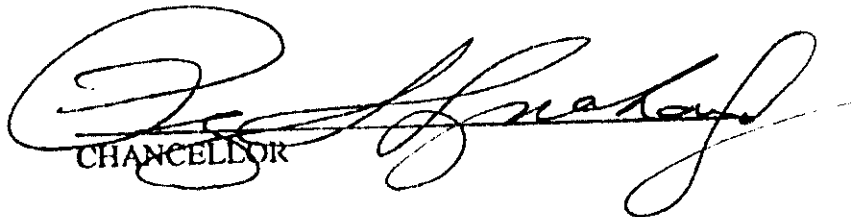
W E DAVIS, CLERK

5. That no claims were filed against the estate of the decedent and the time for filing claims has expired.

6. That the sum being paid by the Mississippi Transportation Commission to the estate is representative of the fair market value of the property.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that the Petitioners be, and hereby are, authorized and directed to execute and deliver Warranty Deeds in the form attached to the Petition on file in this cause for the considerations set forth in the Petition.

SO ORDERED, ADJUDGED, AND DECREED this the 29th day of Aug, 2000.


CHANCELLOR